

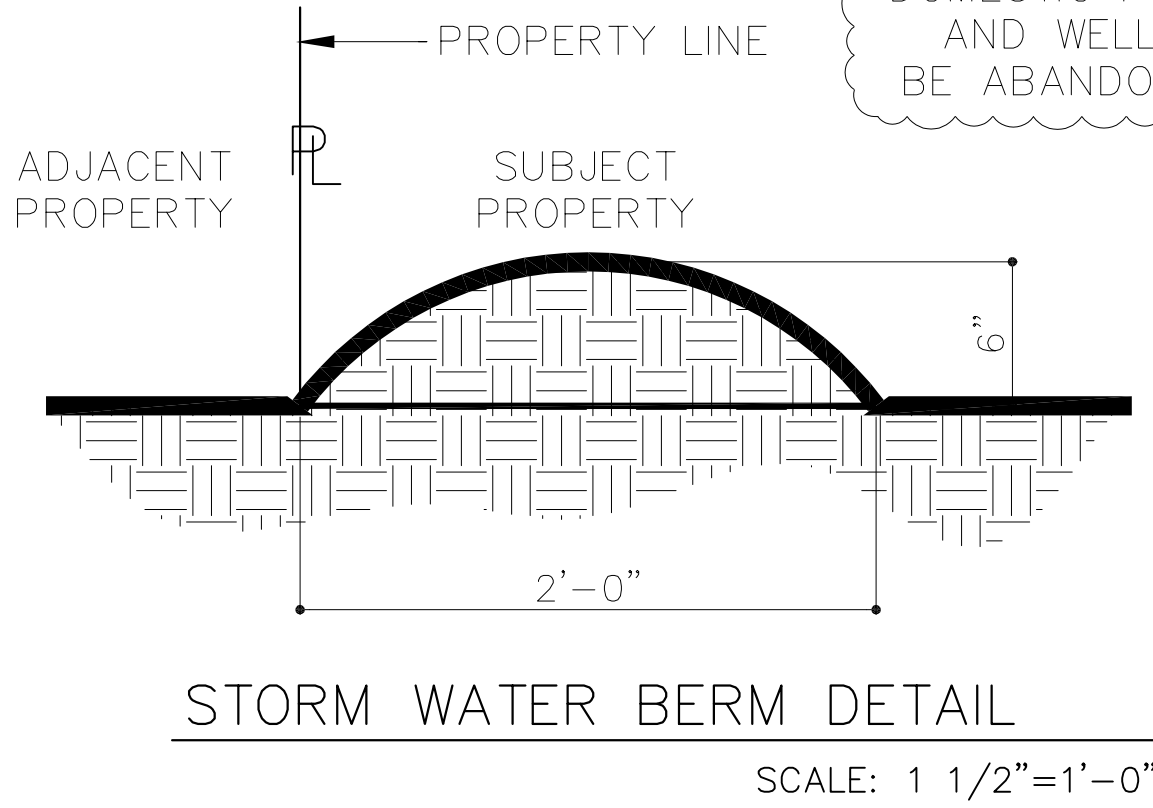
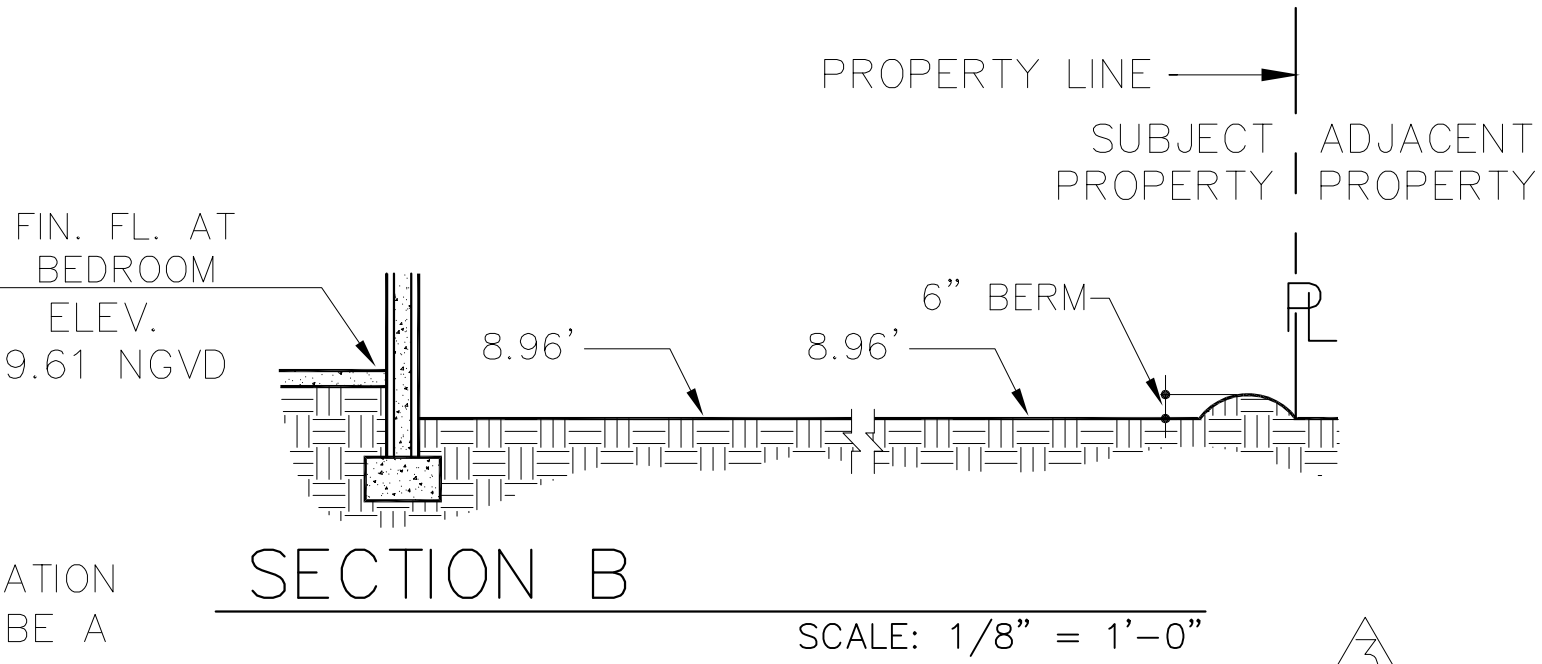
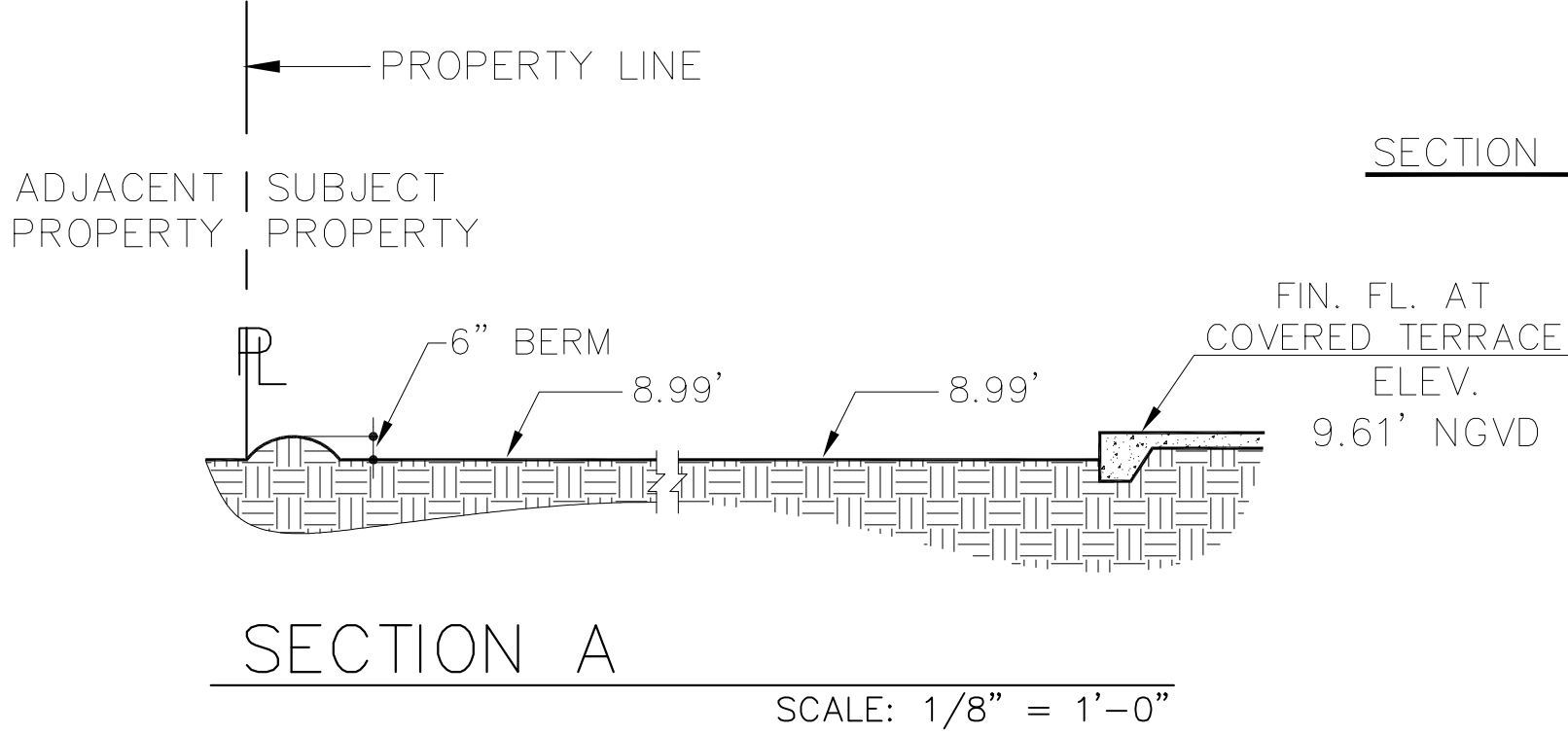
GENERAL NOTES:

1. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONSTRUCTION, INCLUDING ACCESSIBILITY, EXISTING SITE STRUCTURES, RESIDENCE STRUCTURES, M.E.P. FIXTURES, ETC. AND CONFIRM ALL EXISTING CONDITIONS SHOWN ON PLANS ARE APPLICABLE BEFORE BIDDING JOB.
2. CONTRACTOR SHALL SATISFY CITY AND STATE REQUIREMENTS FOR IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD, ETC.
3. MATERIALS SCHEDULED FOR REMOVAL AND DISPOSAL SHALL BE HAULED AWAY FROM SITE, AND PROPERLY DISPOSED IN ACCORDANCE TO APPLICABLE CITY AND COUNTY REGULATIONS.
4. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH OWNER. PROVIDE AND MAINTAIN TEMPORARY COVERINGS, TO ENSURE PROTECTION OF ALL INTERIOR AREAS FROM THE WEATHER.
5. IT IS THE INTENT OF THE ARCHITECT THAT THE WORK DESCRIBED IN THESE DRAWINGS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL, LATEST EDITION, AND OTHER APPLICABLE BUILDING REGULATIONS. THE CONTRACTOR SHALL PERFORM THE WORK IN COMPLIANCE WITH THESE DOCUMENTS AND THE REQUIREMENTS SET FORTH IN ALL APPLICABLE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL REVIEW THESE DRAWINGS IN IT'S ENTIRETY AND ALL EXISTING SITE CONDITIONS INCLUDING FIELD DIMENSIONS IN A TIMELY MANNER AND SHALL REPORT TO THE AOR OR EOR ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, SLEEVES, OPENINGS, DEPRESSIONS AND PITCHES AS REQUIRED TO ACCOMMODATE OTHER WORK.
8. ALL SECTIONS AND DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION, UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND MAY NOT BE USED, DISTRIBUTED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT.
10. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND FINISHES. ALL FINISHES ADJACENT TO THE SCOPE OF WORK ARE TO BE REPAIRED / RE-FINISHED TO MATCH EXISTING COORDINATE ALL FINISHES WITH OWNER.
11. CODE IN EFFECT IS THE FLORIDA BUILDING CODE RESIDENTIAL 2020
12. CONTRACTOR SHALL EXERCISE CARE WHEN WORKING OVER SEPTIC TANK SUYTEMS. NO HEAVY EQUIPEMENT OR STOCKPILING SHALL BE ALLOWED OVER THESE AREAS. SEE SHEET SP-1.
13. UPON COMPLETION OF PROTECT G.C. SHALL PROVIDE ELEVATION CERTIFICATE.
14. PRIOR TO PLACEMENT OF SLAB G.C. MUST VERIFY THAT THE FINISH FLOOR ELEVATION MATCHES THE FINISH FLOOR ELEVATION ON THE PLANS. FINISH FLOOR SLAB TO BE A MIN OF 1 FT HIGH ABOVE THE BASE FLOOR ELEVATION IF IN A FLOOD ZONE.
15. CONTRACTOR SHALL VISIT THE SITE AND REVIEW ALL PERTINENT UTILITY DRAWINGS TO FAMILIARIZE HIMSELF
- WITH THE LOCATION OF ALL EXISTING AND / OR PROPOSED UTILITY STUBS OUT, PIPING, INVERT, EQUIPMENT, ETC AND MAKE DUE ALLOWANCES FOR ANY CONDITION AFFECTING HIS WORK.
16. LANDSCAPE NOTE: CONTRACTOR TO PROVIDE 6'-8" BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18 INCHES IN DIAMETER OR GREATER
17. CONTRACTOR RESPONSIBLE TO FIELD VERIFY EXISTENCE AND LOCATION OF SEWER LATERAL AND WATER METER PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR TO FIELD VERIFY AND COORDINATE.
18. BECAUSE OF LIMITED ACCESS TO THE EXISTING ROOF FRAMING MEMBERS AND FOUNDATIONS IN SOME AREAS, BASED UPON LIMITED VISUAL OBSERVATION, THESE DRAWINGS REPRESENT TO THE BEST OF MY KNOWLEDGE AND ABILITY THE CONDITIONS OF THE EXISTING STRUCTURE. GC TO CONFIRM ALL CONDITION SHOWN ON PLANS UPON DEMOLITION AND BEFORE PROCEEDING WITH NEW RENOVATION SCOPE OF WORK. IF CONDITIONS OTHER THAN WHAT ARE ASSUMED ON THESE PLANS EXIST, GC IS TO CONTACT THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
19. G.C. SHALL REVIEW ALL DRAWINGS IN IT'S ENTIRETY AND COORDINATE ALL WORK WITH SUBCONTRACTORS.

ZONING LEGEND AS PER EU-1 DISTRICT				
DESCRIPTION		REQUIRED	PROVIDED	
LOT SIZE				
AREA INCLUSIVE OF 1/2 ROW		48,400 SQ. FT.	43,423 SQ. FT. EXISTING	
NET AREA			39,235 SQ. FT. EXISTING	
FRONTAGE		120 FT.	173.30 FT. EXISTING	
DEPTH		115 FT.	226.40 FT. EXISTING	
MIN. YARD SETBACKS				
PRINCIPAL	FRONT	50 FT.	49.84 FT. EXISTING	
	REAR	25 FT.	28.00 FT.	
	INT. SIDE	20 FT.	21.79 FT. EXISTING	
	INT. SIDE	20 FT.	29.28 FT. EXISTING	
MAX. BUILDING HEIGHT				
PRINCIPAL ONE STORY		28 FT.	26.16 FT.	
MAX. FAR/COVERED AREA		25% OF 39,235 SQ. FT.	23.00 %	
PRINCIPAL ONE STORY		9,808 SQ. FT. MAX.	9,025 SQ. FT.	
MAX. IMPERVIOUS AREA		45% OF 39,235 SQ. FT.	37.26%	
		17,656 SQ. FT. MAX.	14,620 SQ. FT.	
MIN. LANDSCAPE AREA		55% OF 39,235 SQ. FT.	62.74%	
		21,580 SQ. FT. MAX.	24,615 SQ. FT.	

LEGAL DESCRIPTION:

LOT 14 BLOCK 7 OF HELMS COUNTRY ESTATES ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 64 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY.



CLASSIFICATION ALTERATION LEVEL	
CODE REFERENCES: FLORIDA BUILDING CODE (EXISTING) 2020, 7TH EDITION: CHAPTER 5: SECTION 502 ADDITIONS SECTION 503 ALTERATIONS CHAPTER 6: SECTION 603.1 ALTERATION-LEVEL 2 CHAPTER 8 ALTERATION-LEVEL 2	
(5) BEDROOMS / (1) GUEST HOUSE / (6.5) BATH	
MAIN HOUSE A/C LIVING AREA	6,522 A/C SQ. FT.
GUEST HOUSE A/C LIVING AREA	462 A/C SQ. FT.
6,984 TOTAL A/C SQ. FT. LIVING AREA	
GARAGE	927 NON A/C SQ. FT.
COVERED REAR TERRACE	632 NON A/C SQ. FT.
FRONT PORCH	134 NON A/C SQ. FT.
GARAGE MAIN HOUSE CONNECTOR	73 NON A/C SQ. FT.
PUMP HOUSE	75 NON A/C SQ. FT.
8,825 TOTAL GROSS SQ. FT.	

